

VOLUME 2: APPENDICES TO THE ENVIRONMENTAL IMPACT REPORT

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	A-1 Notice of Preparation / Public Comments Received
	A-2 Environmental Initial Study Prepared by Birdseye Planning Group, January 2020
Appendix B	Community Character and Scenic Resource Study Prepared by Latitude33, June 2019
Appendix C	Land Evaluation and Site Assessment Prepared by Birdseye Planning Group, August 2018
Appendix D	Biological Resources
	D-1 Biological Assessment Letter Report Prepared by BLUE Consulting Group, February 7, 2020
	D-2 Results (Negative) of Focused Protocol Coastal California Gnatcatcher Surveys Prepared by BLUE Consulting Group, July 30, 2019
Appendix E-1	Phase I Cultural Resources Study Prepared by Brian F. Smith and Associates, Inc., August 28, 2018
Appendix E-2	Phase I Cultural Resources Study NOT AVAILABLE FOR PUBLIC REVIEW
Appendix E-3	Assembly Bill 52 Consultation Prepared by City of Encinitas, October 3, 2019
Appendix F	Geotechnical Report
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	F-2 Vibro Replacement Stone Columns Prepared by Hayward Baker, Inc., February 16, 2018
	F-3 Review of Geotechnical Report and Development Plans Prepared by Alta California Geotechnical, April 19, 2018
Appendix G	Greenhouse Gas Study Prepared by Birdseye Planning Group, December 2019
Appendix H	Water Quality Management Plan/Drainage Study
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Appendix I	Traffic and Parking
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Appendix J	Phase I Environmental Site Assessment Prepared by Advantage Environmental Consultants, LLC, November 9, 2017
Appendix K	Service Availability Letters
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Appendix L	Storm Water Management Narrative Prepared by Urban Resource Corporation, August 23, 2019
Appendix M	Landscape Plan Sheets Prepared by MJS Landscape Architecture. June 17, 2019